018.0	0009	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,096,600	/	1,096,600
USE VALUE:	1,096,600	/	1,096,600
ASSESSED:	1,096,600	/	1,096,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURD JOHN/DALE
Owner 2:	
Owner 3:	
Street 1:	38 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GILBERT-BACON PAULETTE L -
Owner 2:	-
Street 1:	38 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Vinyl Exterior and 1939 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9790.000	308,000		788,600	1,096,600
Total Card	0.225	308,000		788,600	1,096,600
Total Parcel	0.225	308,000		788,600	1,096,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 565.55 | /Parcel: 565.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 13489

GIS Ref

GIS Ref

Insp Date 12/02/17

!1596!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0009-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,000	0	9,790.	788,600	1,096,600		Year end	12/23/2021
2021	101	FV	297,300	0	9,790.	788,600	1,085,900		Year End Roll	12/10/2020
2020	101	FV	297,400	0	9,790.	788,600	1,086,000	1,086,000	Year End Roll	12/18/2019
2019	101	FV	241,400	0	9,790.	863,600	1,105,000	1,105,000	Year End Roll	1/3/2019
2018	101	FV	241,400	0	9,790.	549,500	790,900	790,900	Year End Roll	12/20/2017
2017	101	FV	241,400	0	9,790.	502,400	743,800	743,800	Year End Roll	1/3/2017
2016	101	FV	241,400	0	9,790.	408,200	649,600	649,600	Year End	1/4/2016
2015	101	FV	240,200	0	9,790.	408,200	648,400	648,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:14:58

LAST REV

Date	Time
10/24/19	15:17:07
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1596

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILBERT-BACON P	51543-542		8/8/2008		675,000	No	No		
GILBERT ARTHUR	45917-161		8/23/2005	Family	1	No	No		
	13340-52		11/25/1977		65,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2016	1397	Redo Kit	12,500	C				
8/20/2014	1037	Wood Dec	3,500		8/20/2014			Install 9x12 wood
8/5/2013	1171	Add Bath	5,000	C				
4/12/1995	178	Manual	7,300					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	BS	Barbara S
5/5/2014	Inspected	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
5/8/2009	Measured	372	PATRIOT
10/5/1999	Meas/Inspect	243	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	13489
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9790		Sq. Ft.	Site		0	85.	0.95	2			Water F	30					788,639						788,600	

Total AC/HA:	0.22475	Total SF/SM:	9790	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	788,639	Spl Credit		Total:	788,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98901004
Adj $ / SQ:	133.516
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345340
Depreciation:	37297
Depreciated Total:	308044

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

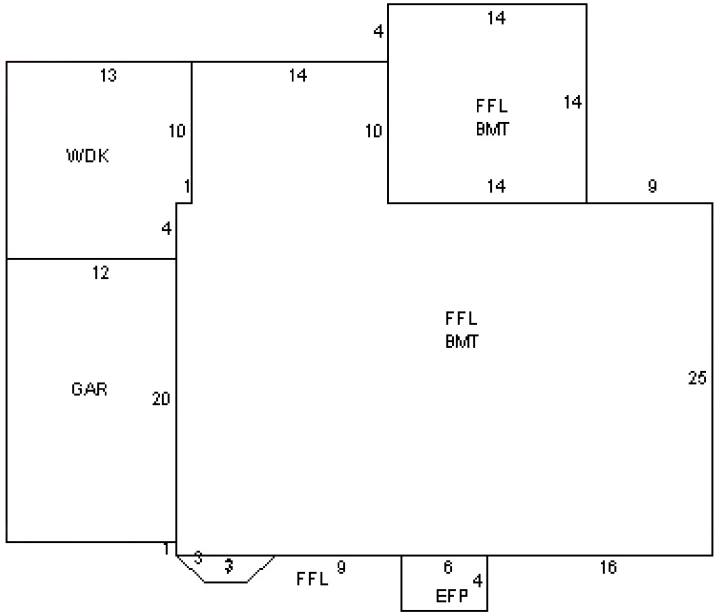
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	133.52
Special Features:	0	Val/Su Net:	101.85
Final Total:	308000	Val/Su SzAd	237.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,296	133.520	173,037
BMT	Basement	1,286	53.070	68,252
GAR	Garage	240	25.140	6,033
WDK	Deck	178	11.490	2,045
EFP	Enclos Porch	24	71.800	1,723

Net Sketched Area:	3,024	Total:	251,090
Size Ad	1296	Gross Area	3024	FinArea	1939
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

018.0-0009-0003.0

IMAGE

AssessPro Patriot Properties, Inc